

SOUTH FREMONT / WARM SPRINGS AREA STUDIES



SUMMARY MEMO

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Prepared for:

City of Fremont

Community Development Department

Prepared by:

Perkins + Will

In association with:

Economic & Planning Systems (EPS)

Strategic Economics

Fehr & Peers

BKF Engineers, Surveyors, Planners

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Figure 1: Site Context



OVERVIEW

The South Fremont/Warm Springs Area Studies represent a first step in realizing a new vision, one embracing the next-generation of Bay Area economic expansion, with high-technology and industrial jobs in an employment-focused, mixed-use and transit-oriented development (TOD) district adjacent to the planned Warm Springs BART Station. Flexibility exists within the planning process for a blend of higher intensity residential, technology campus, research and development, conference and entertainment use, hospitality and/or other catalyst projects.

Serving the City, community, businesses, property owners and developers, this series of informational and technical land use, economic and infrastructure studies focuses on the reuse and revitalization of 850 acres, inclusive of the 212-acre Tesla Factory site. The intent of the studies is to help guide future land use, public investment and economic development actions, especially the creation of new jobs. The overarching long-term vision for the area reflects implementation and final build-out some years in the future depending on public policy and market forces.

The City of Fremont will continue to lead this planning and economic development effort, and it will do so with a certain sense of urgency. Economically and geographically, the Study Area is positioned to contribute to – and benefit from – the expanding local, regional and national economy rooted in innovation and technology. Creating a framework for more detailed planning and entitlements to support this economy – with a key transit component at its center – is essential to the plan's success and must begin now.

Although each Alternative contains inherent trade-offs in terms of opportunities, constraints and cost of implementation, all three of the Alternatives studied are financially feasible. There are no fatal flaws to any scenario, and no impediments to moving forward with more detailed planning and refined development assumptions. The next level of planning – through a Community Plan or similar effort – will focus on a preferred mix and intensity of land uses, as guided by the City Council and as informed by the findings of these studies. Financial viability and financing strategies will also continue to be refined from updated economic information and from the review and update of the City's existing development impact fee programs.

Study Area

Containing one of the largest contiguous industrial areas left within the Bay Area, the South Fremont/Warm Springs Study Area includes the 5.4 million square foot Tesla Factory, a rail switchyard operated by Union Pacific Railroad and the Warm Springs BART Station now under construction. The remainder of the 850 acres includes existing businesses along with vacant and underutilized land. Throughout, the Study Area benefits from excellent regional access via I-880, I-680 and Mission Boulevard and the new BART station that will open in 2015 (see Figure 2).

Goals

Based on working sessions between the Consultant team, City staff and City Council, and on the record of two community workshops, the overarching goals for the Study Area are established as:

- Improve Community Quality of Life of existing and proposed neighborhoods and districts
- Enhance Connections, including non-vehicular connections and mobility options
- Focus on Economic Sustainability, enhancing the City's economic base and commercial/industrial opportunities
- Embrace Environmental Sustainability, incorporating sustainable design principles
- Integrate with the Future BART Station, establishing a new jobs-based or residential-based TOD
- Enable Job Retention and Creation, emphasizing emerging technologies and promoting employment

Figure 2: South Fremont/Warm Springs Study Area

